

1. WATER / WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the Impact Fee Ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

2. UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

3. SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a site grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a site drainage study will be required before any permit is issued. The current owner will inform each buyer of the same.

4. BUILDING PERMITS

6. SIDEWALKS

N

No building permits shall be issued for any lot in this subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

5. CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Sidewalks are required adjacent to both sides of all public and private streets, in conformance

with the Sidewalk Policy per "City Development Design Standards."

7. COVENANTS OR RESTRICTIONS ARE UN-ALTERED

This replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

8. BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

9. TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

10. P.R.V.'S REQUIRED

Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

11. FUTURE BUILDING PERMIT APPLICATION

Any future building permit application within the boundary of this final plat may trigger additional easement dedication for existing sewer pipe if any portion of the future building is located nearer than 10 feet from the center of the existing sewer line.

	LINE TABLE		
LINE	BEARING	LENGTH	
L1	N90°00'00"W	41.00'	
L2	N0°00'00"E	1.83'	
L3	N90°00'00"W	7.42'	
L4	N0°00'00"E	19.33'	
L5	N90°00'00"E	10.00'	
L6	S0°00'00"E	9.33'	
L7	N90°00'00"E	48.08'	
L8	S0°00'00"E	4.00'	
L9	N90°00'00"E	5.34	

3'		CURVE TABLE							
8'	CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD		
,*	C1	90°00'00"	3.00'	3.00'	4.71'	N45°00'00"W	4.24'		
,	C2	9000000"	12.00'	12.00'	18.85'	N45°00'00"W	16.97'		

1 FOEND

L	EGE	:ND
 		PROPERTY LINE
 		EASEMENT LINE
YC		YELLOW CAP
YCIRS		1/2" IRON ROD WITH YELLOW PLASTIC
		CAP STAMPED "RLG INC" SET
IRF		IRON ROD FOUND
IPF		IRON PIPE FOUND
ADF		ALUMINUM DISC FOUND STAMPED
		"RPLS 5998 FRONTIER SURVEYORS"
MNS / MNF		MAG NAIL SET / FOUND
CMS / CMF		CHISELED "X" SET / FOUND
PKS /PKF		PK NAIL SET / FOUND
(CM)		CONTROLLING MONUMENT
P.R.T.C.T.		PLAT RECORDS, TARRANT COUNTY, TX
D.R.T.C.T.		DEED RECORDS, TARRANT COUNTY, TX
O.P.R.T.C.T.		OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TX
INST. NO.		INSTRUMENT NUMBER
VOL.		VOLUME
PG.		PAGE

NOTES:

Basis of Bearings: The north line of K.M. Vanzandt 2nd Addition, as shown on plat recorded in Instrument No. D208300793, Official Public Records, Tarrant County, Texas.

Controlling Monuments: As shown.

The subject property does not lie within the 100-year floodplain as scaled on F.E.M.A. Insurance Rate Map No. 48439C0190K dated September 25, 2009.

Whereas, Karim Jamal is the sole owner of a tract of land situated in the William Bussell Survey, Abstract No. 151, City of Fort Worth, Tarrant County, Texas, as evidenced by deeds recorded in Instrument No. D212290421 and D214128545, Official Public Records, Tarrant County, Texas, being all of Lot's 1R, 4R, 5R, & 6R, Block 15, K.M. Vanzandt 2nd Addition, an addition to the City of Fort Worth, according to the plat recorded in Cabinet B, Slide 3579, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the intersection of the north line of West 6th Street (80' Right-of-Way) and the cut-off line between said north line and the west line of Carroll Street (64' Right-of-Way), from which an aluminum disc stamped "RPLS #5998 Frontier Surveyors" bears South 88°41'47" East a distance of 5.27 feet;

THENCE North 90°00'00" West along the north line of said 6th Street and the south line of said Lot 1R and, a distance of 145.00 feet to an aluminum disc stamped "RPLS #5998" Frontier Surveyors" found at the southwest corner of said Lot 1R and the southeast corner of Lot 17R, said K.M. Vanzandt 2nd Addition;

THENCE North 00°00'00" East along the common line between said Lots 1R and 17R, a distance of 133.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the northeast corner of said Lot 17R and the southeast corner of said Lot 4R, from which a found 3/8" iron rod bears North 00°00'00" East a distance of 8.00 feet and a found 3/8" iron rod bears South 02"18'56" East a distance of 8.04 feet;

THENCE North 90°00'00" West along the north line of said Lot 17R, Lot 16R, and Lot 15R, said K.M. Vanzandt 2nd Addition, and the south line of said Lot 4R, Lot 5R, and Lot 6R, a distance of 150.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the common corner of said Lots 6R and 15R, and Lots 14R and 7R, said K.M. Vanzandt 2nd Addition, from which a found 1/2" iron rod bears North 05°54'56" East a distance of

60d NF BEARS N86*56'25"W 0.72'

LOT 7

DETAIL "A" - NOT TO SCALE

LOT 6

LOT 8

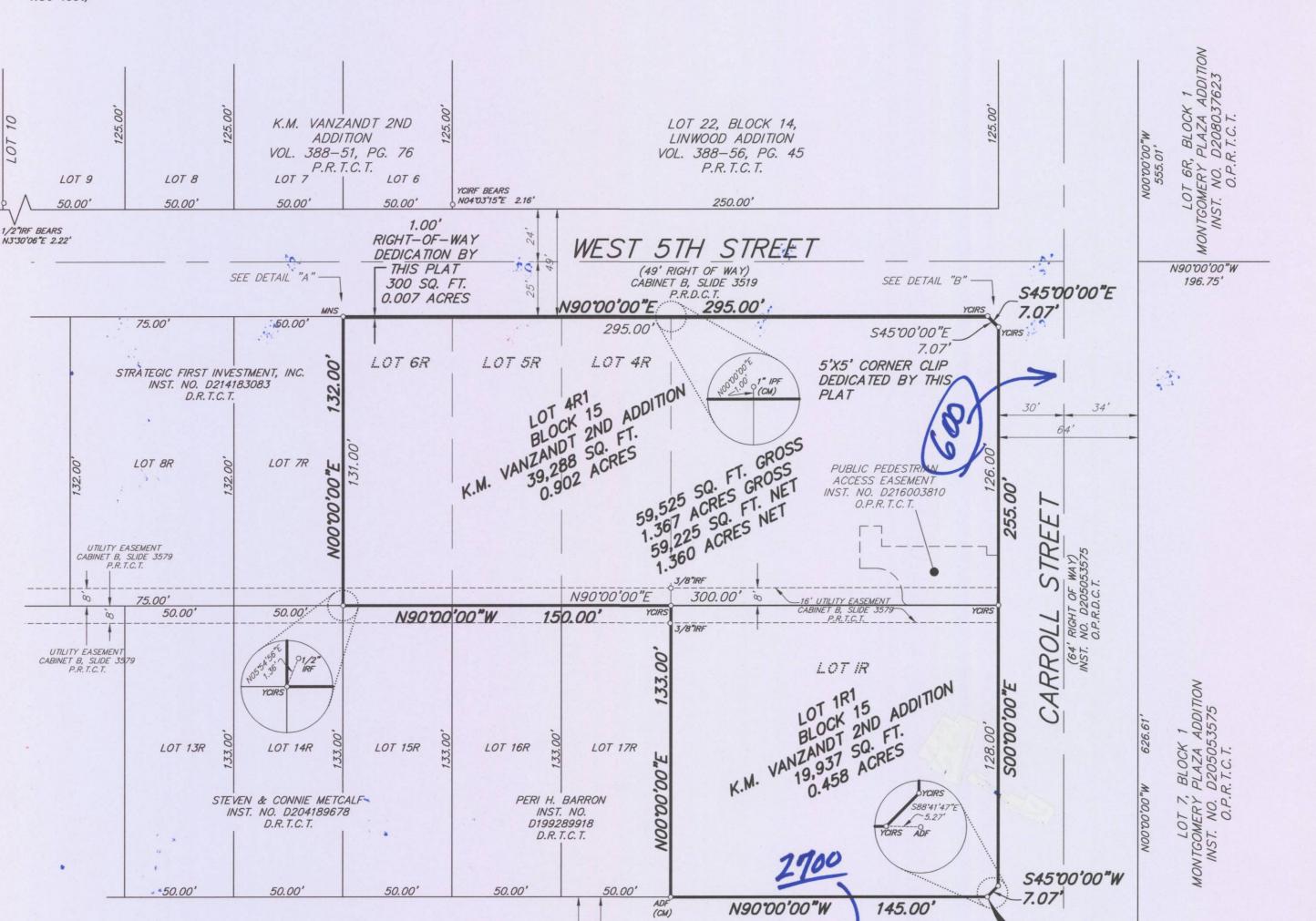
THENCE North 00°00'00" East along the common line between said Lots 6R and 7R, a distance of 132.00 feet to a MAG Nail set on the south line of West 5th Street (49' Right-of-Way), said nail being the north common corner of said Lots 6R and 7R;

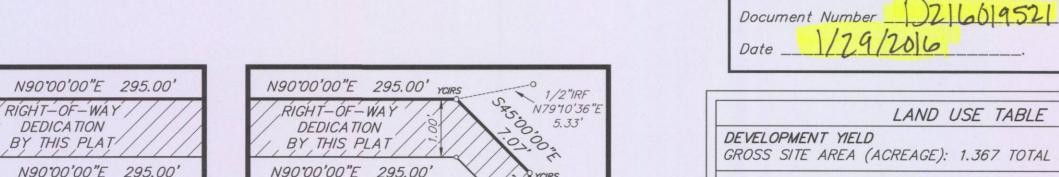
THENCE North 90°00'00" East along the south line of said West 5th Street and the north line of said Lots 6R, 5R, 4R, and 1R, passing at a distance of 150.00' the north common corner of said Lots 4R and 1R, from which a found 1" iron pipe bears North 00°00'00" East a distance of 1.00 feet, and continuing for a total distance of 295.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the intersection of the south line of said West 5th Street and the cut-off line between said south line and the west line of said Carroll Street, from which a found 1/2" iron rod bears North 7910'26" East a distance of

THENCE South 45°00'00" East along said cut off line, a distance of 7.07 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner at the intersection of said cut-off line and the west line of said Carroll Street;

THENCE South 00°00'00" East along the east line of said Lot 1R and the west line of said Carroll Street, a distance of 255.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner at the intersection of the west line of said Carroll Street and said cut-off line between the west line of said Carroll Street and the north line of said West 6th

THENCE South 45°00'00" West along said cut-off line a distance of 7.07 feet to the POINT OF BEGINNING and containing 59,525 square feet or 1.367 acres, more or less.





BLOCK 9

K.M. VAN ZANDT 2ND ADDITION VOL. 106, PG. 117

P.R. T. C. T.

LOT 3

WEST 6TH STREET

LOT 2

(80' RIGHT OF WAY)

CABINET B, SLIDE 3519 P.R.D.C.T.

50.00'

LOT 1

DETAIL "B" - NOT TO SCALE

YCIRF BEARS S2574'04"W 1.11'

LOT 4

N90°00'00"E 295.00

50.00'

LOT 5

LAND USE TABLE GROSS SITE AREA (ACREAGE): 1.367 TOTAL NUMBER LOTS: 2 TOTAL RESIDENTIAL LOTS: SINGLE FAMILY DETACHED: 0/0 | SINGLE FAMILY ATTACHED: 0/0 TWO FAMILY LOTS: 0/0 | MULTI-FAMILY LOTS: 0/0 TOTAL NO. DWELLING UNITS: 0

POINT OF

BEGINNING

TOTAL NON-RESIDENTIAL LOTS: COMMERCIAL LOTS: 2/1.360 ACRES | INDUSTRIAL LOTS: 0/0 OPEN SPACE LOTS: 0/0 | RIGHT OF WAY: 1/0.007 ACRES

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF TARRANTS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Karim Jamal, do hereby adopt this record plat designating the herein described property as K.M. VANZANDT 2ND ADDITION, LOT 1R1 & LOT 4R1, BLOCK 15, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth.

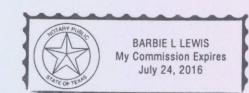
WITNESS my hand at Dallas, Texas, this the 27th day of JANUARY , 2016.

STATE OF TEXAS COUNTY OF JOSEPH S

BEFORE ME, the undersigned authority, on this day personally appeared KARIM JAMAL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the 27th day of January , 2016.

Motary Public in and for the State of Texas



SURVEYOR'S STATEMENT §

That I, Dale R. White, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my supervision in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

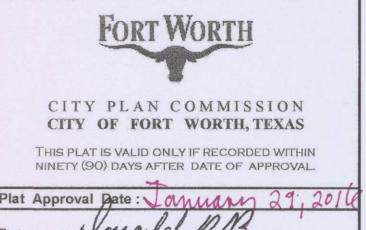
DATED THIS 25 DAY OF JANUARY

R.P.L.S. No. 4762

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority on this day personally appeared Dale R. White, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the 25 day of _____ .____, 2016





1.28.2016

CASE NO. FS-15-169

FINAL PLAT K.M. VANZANDT 2ND ADDITION LOT 1R1 & 4R1, BLOCK 15

BEING A REPLAT

LOTS 1R, 4R, 5R, & 6R, BLOCK 15 K.M. VANZANDT 2ND ADDITION

AS RECORDED IN CABINET B, SLIDE 3579, P.R.T.C.T. IN THE

WILLIAM BUSSELL SURVEY, ABSTRACT NO. 151 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 6-5-2015

SURVEYOR:

RAYMOND L. GOODSON JR., INC. 5445 LA SIERRA, STE 300, LB 17 DALLAS, TX. 75231-4138 214-739-8100 rlg@rlginc.com TX PE REG #F-493

RECORDED INST# JOB NO. 15910 E-FILE 15910-PLAT DWG NO. 26,229W

Dallas, TX 75219

KARIM JAMAL

2430 Victory Park Lane

OWNER:

Unit 3101

TBPLS REG #100341-00